

Minutes- Carlisle Board of Selectmen
Carlisle Planning Board
Joint Meeting
Oct. 23, 1967

Present were: D. Bickford J. Macone T. Herndon
J. Davis F. Smith
H. Hosmer P. Swanson

The meeting opened with a presentation by H. Hosmer of the features (recorded Oct. 16 minutes) of the so-called De Bonis development proposal off of Baldwin Road, to provide background for comment by the Selectmen on this matter. Mr. Hosmer also cited possible legal precedent for having the developer widen Baldwin Road at the developer's expense if the Planning Board determined that the existing road was not adequate to sustain the additional traffic, (See memorandum of Oct. 18, 1967, from H. Hosmer to the P. B.) The Selectmen felt that considering public safety and the general welfare of the town, this would be a reasonable requirement. Mr. Davis added that he felt that the town should require all improvements legally obtainable from a developer.

The matter of the town having title to all town ways was then discussed. The question of taking title only on new roads was also considered. The Selectmen felt that the town does not want or need the fee in the road, so long as the easements received from the developers are sufficiently broad to permit full normal use of the roadway, including maintenance, installation and/or repair of pipes, wires, etc...

The Planning Board then sought the Selectmen's comments on revising town road width requirements in some way so that the By-Laws and the Planning Board's regulations would jibe. Mr. Hosmer noted that an average set of dimensions might be proper, such as 18' surface for secondary roads and 20' surface for main roads. Mr. Davis suggested that the road bed be required to be 24' wide, with an 18' or 20' wide surface. This would permit reasonably easy widening at some future date, if the traffic load were to require such a move. Mr. Hosmer asked if the Selectmen felt that a general hearing on the subject, for the education of the town, and so that the Planning Board could get a feeling of the town's desires, should be held. The Selectmen felt that such a hearing would be very useful in both ways. Mr. Bickford also noted that a 24' wide road was probably too wide for existing traffic and cost more to maintain.

The Planning Board then asked the Selectmen their opinion on the advisability of holding a hearing on the so-called By-Pass. J. Macone noted that the State is in the process of working up a sketch, based on recent traffic studies, of such a by-pass around the center of town. He did not define the exact route of the proposal, as the plans were not available, but mentioned that the road was being laid out in such a fashion that it would not conflict with any existing homes. Mr. Bickford felt that such a hearing would be very important, in order that opposition to the by-pass could be heard, and consideration be given to their objections.

The topic of the Planning Board making an attempt at organ-

izing, along with other town committees, a land acquisition program by the town was presented by T. Herndon. (See the proposal submitted to the P. B. by T. Herndon). In general the thought was to establish needs and general locations for land which the town should acquire, and ask for a yearly expenditure by the town for this purpose. Mr. Bickford felt that the town shouldn't come up with a formal plan, but should set aside money annually for undefined land purchase, when desirable. Mr. Davis thought that the town should be presented with a general plan before asking for money for an ongoing program.

Abandonment of town roads which have been unused for many years was discussed. It was generally agreed that some form of action should be taken on this matter, and that Mr. Bickford and Mr. Hosmer would look into the situation from a legal point of view.

The Planning Board asked the Selectmen for their views on the Planning Board reissuing the Benjamin Report. The Selectmen thought that since they were going to update and issue the Town By-Laws, that they could publish the Benjamin Report and By-Laws together, with the Planning Board furnishing some of the necessary funds. The Planning Board felt that it would be very willing to give whatever it could afford for this purpose. A comment was made that the Planning Board's budget was being used up more rapidly this year due to consultant's fees. J. Macone asked if it would be proper to the developer pay for a Planning Board hired engineer. Along these lines, the suggestion was made that perhaps the Planning Board could raise its subdivision and/or lot fee to cover these costs.

The question of maintenance of ditch easements on Indian Hill Section II by the town was brought to the Selectmen's attention. The Selectmen felt that certainly if necessary the town would clean out a ditch, as it has cleaned out culverts and generally kept them in working order. Mr. Bickford raised the point about whether the Planning Board was requiring a guarantee of some sort from developers for drains, pipes, roads, etc. He felt that it would be a good idea if they would guarantee the performance of their improvements for a term of one to two years after installation. The Planning Board will check with other Planning Boards to see what is usual in this regard.

The Board of Health(Selectmen) then asked the Planning Board if they would start putting the Board of Health endorsements on developers plans. Mr. Bickford explained that this would be mainly to put potential buyers of house lots on notice that certain tests would need to be done and a Board of Health permit given before the lot could be built upon. He noted that banks appreciate such endorsement, for their own protection, as well as the protection of the purchaser of the lot. Mr. Hosmer commented that the endorsement as submitted by the Board of Health seemed excessively involved, and suggested that the Planning Board might prefer to use a standard endorsement such as:

~~"No lot may be built upon until the requirements of the State Sanitary Codes and Regulations of the Town of Carlisle are complied with, and a Septic Tank Permit granted by the Board of Health." Lots will not be approved except during high water periods.~~

Applicable

The Selectmen felt that this would be acceptable.

The joint meeting was adjourned and the Planning Board took up the matter of the DeBonis subdivision proposal. After some discussion of the possibility of requiring Mr. DeBonis to widen Baldwin Road from his proposed road to the Stearns Street-Baldwin Road intersection, Mr. Hosmer suggested a vote to turn down the preliminary plan unless such a road widening was done by the developer. Mr. Smith felt that such a demand on the part of the Planning Board worked an undue hardship on the developer, and suggested instead that the Board vote on denying approval unless the development road come out in a northerly direction and connect with the Stearns St.-Baldwin Road intersection. The Board then voted unanimously to deny approval of the preliminary plan as drawn, with the suggestion that it would consider favorable action on a revised plan which would bring the subdivision road out in a northerly direction and connect to the Baldwin Rd.- Stearns St. intersection. Further, an easement through the remainder of the proposed subdivision should be given, for access so that the Benjamin proposed connector between the Stearns St.-Baldwin Rd. intersection and Russell Street could be built at some time in the future.

The final plans of Finigan's Indian Hill Section II development were viewed, with the attached easements for ditches and roads, and signed as approved by the Planning Board.

Respectfully submitted,

Terry O. Herndon

There will be a joint Selectmen - Planning Board meeting on Monday, October 23 at 8:00 p.m. in the Selectmen's office.

The items which the Planning Board wishes to discuss with the Selectmen include:

1. Ownership of town ways
2. Road width requirements in general.
3. The proposed by-pass around Carlisle Center.
4. Land acquisition program.
5. Abandonment of certain town ways.
6. Reissuance of the Benjamin Report.
7. Maintenance of certain easements by the Town.

Our next regular Planning Board meeting will be at the Selectmen's office on Monday November 13, at 8:00 p.m..